



Fwd: Thursday's PC Hearing Item No. 3

kentopping

to:

rhedges

08/28/2015 11:53 AM

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From: kentopping@aol.com

To: rhedges@co.slo.ca.us

Hi Ramona,

Forwarded below, as requested, are emails to me from Carol Florence re yesterday's agenda item, together with some brief responses from me.

Best wishes,

Ken

-----Original Message-----

From: Carol Florence <CMF@oasisassoc.com>

To: kentopping <kentopping@aol.com>

Sent: Tue, Aug 25, 2015 4:11 pm

Subject: RE: Thursday's PC Hearing Item No. 3

Thank you, Ken! I hope we have a moment to chat.

Regards,

C.M. Florence, AICP

Principal Planner

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From: kentopping@aol.com [<mailto:kentopping@aol.com>]
Sent: Tuesday, August 25, 2015 4:01 PM
To: Carol Florence
Subject: Re: Thursday's PC Hearing Item No. 3

Thanks, Carol. See you Thursday.

Ken

-----Original Message-----

From: Carol Florence <CMF@oasisassoc.com>
To: Ken Topping <kentopping@aol.com>
Sent: Tue, Aug 25, 2015 3:47 pm
Subject: Thursday's PC Hearing Item No. 3

Hello, Commissioner Topping!

I certainly hope that you are enjoying the waning days of summer. As you may recall, we represent the owners of the Los Osos Shopping Center. There is some history to this project – the building housed the original B of A bank w/drive through, it was approved for the now former McDonald's tenancy, and looking forward, will hopefully be the new home of Starbuck's. Included in the entitlement process was a substantial body of technical and planning analysis, public input, staff time, and the ultimate approval of the McDonald's project by the Board of Supervisors (Resolution No. 2014-89, April 8, 2014). Now after an appeal of the Planning Director's substantial conformance determination, we find ourselves before you again, this time requesting that you uphold staff's recommendation and deny Ms. Tacker's appeal.

While the merits of the project were thoroughly discussed and debated during the previous Planning Commission & Board of Supervisor's hearings, the fact remains that our client has obtained an approved use permit with a very specific set of conditions and findings, and as often happens in the world of commerce, a simple change in tenant.

Ms. Tacker asserts many things in her appeal that are not relevant to the task at hand – reviewing the appropriateness of the Planning Director's determination. My goal on Thursday is to focus my presentation on the appropriateness of the Director's determination action and not to debate water use quantities or the methodologies used to derive the approved use permit conditions of approval. All the while, certainly acknowledging the serious nature of both water resources and waste water disposal in Los Osos. I will, of course, also address the Commission's questions.

Thank you, in advance, for your consideration. Should you require me to be prepared to discuss certain aspects at the hearing, please let me know your concerns. I look forward to seeing you on Thursday. As always, I remain

Respectfully yours,
C.M. Florence, AICP
Principal Planner

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